

## 3-13-14 mins.

**MINUTES  
CITY OF TAUNTON  
ZONING BOARD OF APPEALS  
March 13, 2014 at 6:00 pm .  
(held at Maxham School, 141 Oak St, Taunton, Ma.)**

**Members Present:** Dennis Ackerman, Chairman, Peter Wasylow,, Wayne Berube , Michael Staples and George Moniz.

Meeting opens at 5:30 PM.

George made to accept minutes of February 13, 2014, Seconded by Wayne. All in favor

Chairman Ackerman explained the ZBA process. He stated the petitioner presents their case, then they hear in favor and the opposition. They allow petitioner to address any of the opposition's concerns. They do not go back and forth.

**Cont'd. Case #3214                  Young                                  220 High St.**  
Meeting held on March 13, 2014

A Variance from Section 6.3 of the Zoning Ordinance for 14 foot sideline setback (instead of 35') for a 30' x 60' industrial building and a SP from Section 5.3.4 to allow a Zero foot side & rear landscaping buffer (instead of 40')

For the Petitioner: Robert Young, 220 High St. Taunton, Ma.

In favor: None  
Opposed: None

Mr. Young states they are want to build a 30' x 60' warehouse building to eliminate the 4 storage trailers on the site. This will allow for more space for generators also. They are here because they are in the Industrial District and cannot meet the sideline setback and or landscaping buffer requirement. Mr. Young stated last month his neighbor submitted letter and they continued and talked to him and have come to an agreement. Mr. Young read the e-mail that he submitted to Mr. Davis. Pete asked why is he removing stuff off his neighbor's property? Mr. Young wants to be a good neighbor and because there was a mix up with the property lines the dumpster was placed incorrectly and some people dumped trash next it. Peter asked about the trailer and boat? He stated that is all on his neighbor's property. Mr. Young stated he will move the dumpster and remove the television and boat. Peter asked about the easement? Mr. Young explains they have easement to drive over property but he has now made provisions for that with the new building. Mr. Young stated Mr. David has property for sale and just wants to ensure the business doesn't spill over onto his property. He stated there is a trailer on the property line. Mr. Young stated they have made space and driveway to get to the rear of the property. No one in favor or opposed.

Motion made and seconded to Grant with the following conditions:

- Petitioner to move dumpster and remove empty trailers that are next to his property line as well as the ladders.
- Petitioner to dispose of the television and boat.

Vote: Staples, Wasylow, Berube, Ackerman. Moniz ..... ..Yes  
Petition Granted.

Meeting held on March 13, 2014

A Variance from Section 6.2 & 6.3 of the Zoning Ordinance for the division & reconfiguration of 2 parcels that have merged for zoning purposes located in the Urban Residential District but not serviced by municipal sewer. Lot 1 having 90.83' of frontage & lot width (instead of 125' frontage & 100' lot width) and the remaining lot (37 Warren Street) having 90.54' of frontage & lot width (instead of 125' of frontage and 100' of lot width to be combined with parcel "A".

For the Petitioner: Atty. Matthew Costa, Gay & Gay, P.C., P. O. Box 988, Taunton, Ma.  
Joshua Borden, Surveyor, 306 Broadway, Raynham, Ma.  
Kenneth Raymo, 14 Dogwood Lane, Windsor, CT

In favor: Brian Raymo, 37 Warren St. Taunton, Ma.  
Scott Morin, 45 Gubala Terrace, Taunton, Ma.  
Mark Bissonnette, 33 Warren St. Taunton, Ma.

Opposed: None

Atty. Costa stated they wish to re-divide the parcel which has merged for zoning purposes. The property has been in the family since 1940 (Henry Sawinski) and the proposal is to re-configure and create one new lot. There is no sewer so they are forced to comply with the Suburban Residential District. Chairman Ackerman asked about the existing septic system. Josh stated if this is approved they will have an easement for the existing septic system and when this system fails they will put new one on right lot. Atty. Costa stated it's not typical to have the septic this way but it's the way it has to be. Josh asked if they could put in a new system and leaching field and the Board of Health said no. Josh also said they will talk with the Water Department but at this time they will put well. Peter didn't understand why you can't put septic system on one lot? There was some discussion relative to when the leaching field fails they will put new septic in. Atty. Costa stated it will be family living in new house so there will be no problem. Wayne asked about the rear parcel is being retained and combined with other lot and it was answered yes. That land is under Natural Heritage. Josh stated the land in back is zoned Industrial so any residential development would require zoning approval. They are proposing a 1,500 square foot ranch style house. No one in favor or opposed. Dept. letters from City Planner, Water Dept., B.O.H and Conservation Commission were read into the record.

Motion made and seconded to Grant as Presented:

Vote: Staples, Wasylow, Berube, Ackerman. Moniz ..... ..Yes  
Petition Granted.

Meeting adjourned at 6:40 pm